

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Tuesday 21st May 2019 at 7.30pm at the Inkpen Sports Pavilion.

Those attending the meeting were: Mrs Moira Marriott (Chairman), Mr Simon Hanna (Vice Chairman), Mr M Bates, Mrs C Jones, Mr. R May, Dr D Thomas and Mrs. Keene (Parish Clerk).

Residents attending were: Mr Armstrong and Mr Channing Williams.

1. Apologies were received from: Mrs J Edwards was unable to attend.

2. Minutes of the previous meeting

The minutes of the previous meeting held on Tuesday 12th March 2019 were approved as a true record and signed by the Chairman.

3. Matters Arising:

3.1 15/00277/Ful & 16/0339 Hunters Way, Craven Rd. – Councillor Cole was requested to refer the planning applications to the Enforcement Officer as 15 external lights had been constructed on the front of the new dwelling – conditional approval was given by the planning officer for only 4 external lights for security.

The Clerk reported that the Enforcement Officer had contacted the owner who ‘had confirmed in writing that at no time will more than that authorised x 4 external lights be illuminated’. The Enforcement Officer did not intend to pursue the matter further. If circumstances change, the Enforcement Officer should be contacted.

3.2 Concerns raised on the development at New Mill.

The Clerk reported that Councillor Cole had met with two sets of neighbours and the owner.

- The move of the contractors car park had started
- The access on Rooksnest Rd. is temporary
- The crane needs minimum clearance over trees but it was agreed to lower if possible
- Traffic – not much can be done.

4. Declarations of Interest: *To remind members of the need to record the existence & nature of any Personal, disclosable, Pecuniary or other interests on the Agenda in accordance with the Code of Conduct.*

None declared.

5. Planning Application:

NPPF 2018: ‘The presumption in favour of sustainable development, does not routinely apply in protected landscapes including AONBs.

19/01132 Wood View, Folly Rd. Inkpen

Proposed internal alterations, new front porch, replace all windows and render all external walls.

Councillors recorded: No objection

Contractors vehicles on the highway is a problem as it is the main access to the school a public bus route.

19/01118/House Downs View, Post Office Rd. Inkpen

Proposed roof extension and insertion of dormer windows and roof light windows to extend existing loft conversion. Proposed shower room to existing outbuilding.

Councillors recorded: No objection

19/01022 New Mill, Kintbury/Inkpen adjacent Parish
Erection of new ancillary estate building

Councillors recorded: Objection – Inkpen is an adjoining Parish, the site falls within the Kintbury parish boundary.

Points made during discussion were: the site chosen is agricultural land; protection should be given to the AONB; it is a tranquil area; over use of the access to the restricted byway by heavy traffic from Great Common; unspecified owners hobbies; the accommodation should be linked to the main building.

To note: the site lies outside of the Kintbury settlement boundary and is in ‘open countryside’.

NPPF ref. para 170 - planning decisions should enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside;

Para 172: Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection. The scale and extent of development within these designated areas should be limitedother than in exceptional circumstances.

Para 175 loss of deterioration of irreplaceable habitats.

6. Planning updates from WBC:

19/00400/Ful Flax Lea, Ham Spray - Approval
Erection of mixed use building, part residential garage and part agricultural store.

19/00305 Rochford House, The Firs, Inkpen - Approval
Raising the roof for boiler room extension and internal alterations.

Concerns were raised regarding ‘Swan Meadow’ which is the name is given to the plot of land in Weavers Lane behind The Swan public house.

8. Items for reference & information only: – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework 2018)

a) West Berkshire Core Strategy - Adoption 16th July 2012. b) Ref: National Planning Practice Guidance - new government planning website

<http://planningguidance.planningportal.gov.uk> .

Meeting closed at 1930 hrs:

Signed:..... Date: